MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
G. Martinuzzi 7, 52466 Novigrad
e-mail: info@manuel-estate.hr
web: manuel-estate.hr
info: +385 99 659 1550







Code :	11456
Location :	Umag
Building size :	95 m2
Lot size :	130 m2
Distance from sea :	200 m
Distance from airport :	80 km
Number of floors :	2
Number of bedrooms :	3
Number of bathrooms :	2
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Central heating :	Yes
Energy efficiency :	A
Year of construction :	2025

Price : 390.000 €

For Sale: Modern Semi-Detached House in Umag – 200 m from the Sea (Under Construction)

Are you looking for the ideal property in Istria? This modern semi-detached house, currently under construction in Umag, is located in an attractive area, just 200 meters from the sea, making it an excellent opportunity for investment or as a family home. With a planned net usable area of 94.7 m2 and a yard of 130 m2, this property offers great living conditions close to all essential amenities.

The house will consist of two floors. On the ground floor, there will be a WC, kitchen with dining area, and a spacious living room that will connect to a covered terrace of 19 m2, perfect for enjoying the Mediterranean climate. On the upper floor, there will be three bedrooms and two modern bathrooms, making this property an ideal choice for a family.

This house will be built to the highest standards of energy efficiency, with a facade insulated with 10 cm of styrofoam and triple-glazed PVC windows, ensuring excellent energy savings. It will be equipped with underfloor heating powered by direct current (with provisions for a heat pump) and air conditioning for comfortable living throughout the year.

The property will also include two parking spaces, and the surrounding area will be carefully landscaped with asphalted access and sewage systems. This property is the perfect choice for anyone seeking a high-quality home in Umag, with the added

MANUEL ESTATE
G. Martinuzzi 7, 52466 Novigrad
e-mail: info@manuel-estate.hr
web: manuel-estate.hr
info: +385 99 659 1550

benefit of being near the sea and beach.

Investing in real estate in Istria, especially in Umag, is an excellent opportunity for lovers of the sea and nature. This house, to be built to the highest standards, offers an outstanding opportunity for both living or renting. Given the location, planned features, and quality construction, it will surely meet all your requirements. Contact us for more information and reserve your spot for a viewing of this unique property in Istria.

Investment in Istria, Umag – seize this opportunity while it lasts!

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.